

**AGENDA
Zoning Board
Borough of Rumson
September 16, 2014
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The continued application of **Chelsea Building & Development Co.**, 1 Wilson Circle (Corner Lot) Wilson Circle (Primary Front) and East River Road (Brook Secondary Front) / Block 48, Lot 3, R-2 Zone) to construct a new single-family residence at the existing premises. New residence will be elevated to comply with the Base Flood Elevation (BFE). The property is currently non-conforming in Minimum Lot Area 1 ac. Required; 0.43 ac. Existing, Primary Lot Frontage and Width (Wilson Circle) 200 feet Required; 188.77 feet Existing, Secondary Lot Frontage and Width (Brook) 200 feet Required; 114.00 feet Existing and Corner Lot Shape 100 feet Required; 30 feet Existing. Based on the Board's review and discussion relative to this application at the August 19, 2014 meeting the applicant submitted a revised Plot Plan by C. Surmonte, P.E, 1 sheet dated 6/25/14, last revised 9/4/14. Previously submitted Architectural Plans by C. Franco, AIA, Sheets A1, A2, A3, A4 dated 7/4/14: Flood Elevation Sheets by F. Andre (3 pages) dated 6/26/14. Revised Plot Plan reflects the relocation of the house to conform to the 27 foot side setback, landscape screening buffer of Green Giant Arborvitaes 6" to 8" planting height along the east and north property and roof drains water directed to creek and driveway revised to direct storm water towards creek. New construction will create non-conformities in Primary Front Setback 75 feet Required; 35 feet Proposed, Secondary Front Setback 55 feet Required; 40.6 feet Proposed and garage doors face Wilson Circle. Doors shall be orientated so as not to be visible from a street frontage, river frontage, or public right-of- way.

2. The application of **Oceanic Free Library**, 109 Avenue of Two Rivers (Corner Ridge Road), (Block 69, Lot 1, R-5 Zone) for waiver of Minor Site Plan requirements. The site is fully developed as a pre-existing non- conforming use in the Neighborhood Business (NB) Zone and no additions or alterations to the building footprint or site are proposed. The project consists of removing from the flat rooftop, ductwork and HVAC equipment. Two new Gable roof sections are to be constructed over the existing flat roof areas and the HVAC equipment will be contained therein. The property is currently non-conforming in that the Library is not a permitted use in the Neighborhood Business Zone, Lot Area 12,000 sf. Required; 6,812.99 Existing, Lot Width and Frontage (Avenue of Two Rivers) 100 feet Required; 90 feet Existing, Corner Lot Shape 65 feet Required; 15 feet Existing and Lot Coverage 5,109 sf. Permitted; 6,350 sf. Existing, The building is currently non-conforming in Front Setback 25 feet Required; 0 feet Avenue of Two Rivers and 1 foot Ridge Road Existing, Side Setback 10 feet Required; 3.9 feet Existing, Building Coverage 2,384 sf. Permitted; 4,285 sf. Existing and Floor Area 2,724 sf. Permitted; 4,348 sf. Existing.

3. The application of **Jennifer Scandariato**, 10 Church Street (Block 27, Lot 14, R-5 Zone) to construct new front and rear additions and second story addition over attached garage at the existing premises. The property is currently non-conforming in Interior Lot Shape Required 34 feet; 10 feet Existing. The residence is currently non-conforming in Rear Setback 35 feet Required; 12.8 feet Existing. New construction will create no new non-conformities.

**AGENDA
Zoning Board
Borough of Rumson
September 16, 2014**

4. The application of **Denis & Trista Higgins**, 20 Meadowbrook Avenue (Block 50, Lot 25, R-6 Zone) to Elevated residence to comply with the Base Flood Elevation (BFE) and construct a new side one-story addition at the existing premises. The property is currently non-conforming in Lot Area Required 5,000 sf.; Existing 3,998 sf., Lot Frontage and Width Required 50 feet; 40 Existing and Interior Lot Shape Required 34 feet; 24 feet Existing. The residence is currently non-conforming in Front Setback Building Setback 30 feet Required; 17.6 Existing and Porch Setback 25 feet Required; 14.6 feet Existing, Side Setback Required one side 6 feet and total sides of 16 feet / Existing one side 2.5 feet and total sides of 19.9 feet. Existing non-conforming detached garage is proposed to be removed. New construction will increase non-conformity in side setback Required one side 6 feet and total sides of 16 feet / Proposed one side 2.5 feet and total sides of 7.7 feet and create non-conformity in Building Coverage 931 sf. Permitted; 1,140 sf. Proposed.

5. The application of **Mikhall & Michelle Kutsak**, 27 North Ward Avenue (Corner Hartshorne Lane) North Ward Avenue (Primary Front) and Hartshorne Lane (Secondary Front) / Block 80, Lot 10.01, R-2 Zone) to raze existing residence, construct a new single-family residence, in-ground pool and cabana, boat equipment storage buildings and residential recreational facility at the existing premises. The property is currently non-conforming in Secondary Lot Width and Frontage (Hartshorne Lane) 200 feet Required; 173.4 feet Existing. New construction will create non-conformity in by the orientation of the new residence to face North Ward Avenue and Residential Recreational Facility rear setback Required 40 feet, 25 feet Proposed. The Ordinance states where a structure has no roof and does not extend more than one (1) foot above grade, it shall conform to the yard requirements for an accessory structure. The proposed cellar areaway has no roof and does not extend more than one (1) foot above grade. Board interpretation is requested as to whether this structure meets this requirement as an accessory structure.

6. The continued application of **Prestige Equities, L.L.C.**, 59-62 Carton Street (Block 59, Lot 10, GB Zone) Resolution approved by the Board on July 18, 2000 to alter the facade, construct drainage and site improvements. The proposed site uses included a dance studio, video rental store, two retail stores on the ground floor (to be occupied by businesses permitted in the GB Zone) and a small office on the second floor. Amended Site Plan approval is requested for construction modifications noted in T & M letter dated September 14, 2005. Based on the Board's review and discussion relative to this application at the May 20, 2014 meeting the applicant submitted a revise Survey by Thomas P. Santry, P.A, 1 sheet dated 3/20/14, revised 9/9/14. Revised Survey reflects the installation of rear traffic islands on the east and west side of the property, sidewalk along rear of building, rear planter east side of property and installation of street trees.

ADMINISTRATIVE:

Approval of August 19, 2014 Minutes

Approval of September 16, 2014 Resolutions:

Peter & Lauren Carras, 30 Lafayette Street (Block 28, Lot 6, R-5 Zone)

H Stevens Developers, LLC, 9 Sailors Way (Block 116, Lot 14, R-1 Zone)

Chelsea Building & Development Co., 1 Wilson Circle (Block 48, Lot 3, R-2 Zone)

Sean & Marion Moran, 9 North Ward Avenue, (Block 80, Lot 20, R-2 Zone)

Mrs. Patricia Murphy
State Shorthand Reporting Service